

**HIGHLY
PROMINENT
RING ROAD
LOCATION**

**RETAIL
WAREHOUSE
TO LET**

**GUARDIAN ROAD, NORWICH,
NR5 8PW**

LOCATION

Norwich is an attractive cathedral city with a population of approximately 143,000 and is the commercial and retail centre for East Anglia. The city is located approximately 43 miles north of Ipswich, 62 miles north east of Cambridge and 100 miles northeast of London.

The retail warehouse is prominently situated fronting Guardian Road that forms part of the Ring Road (A140), approximately 1.5 miles west of Norwich City Centre.

DESCRIPTION

The stand-alone retail warehouse provides an open plan ground floor sales area, WC and electric rolling shutter door. The basement accommodates a kitchen, office and extensive storage.

ACCOMMODATION

The premises have the following approximate gross internal floor area:-

Ground Floor Sales	2,693 sq ft	250.2 sq m
Basement	2,530 sq ft	235.1 sq m

The demise includes 15 car parking spaces.

PLANNING

We understand that the premises have a Class E use but interested parties are invited to make their own enquiries of Norwich City Council.

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

RENT

Offers are invited in excess of **£50,000 pax**, plus VAT if applicable.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of **£43,750** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through joint sole agents:

Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh
Tel: 01603 666630
Email: graham@fdarrah.co.uk

Prescott & Partners

Contact: Henry Prescott
Tel: 07798 576810
Email: henry@pandpartners.co.uk

SUBJECT TO CONTRACT

December 2024

Tel 01603 666630

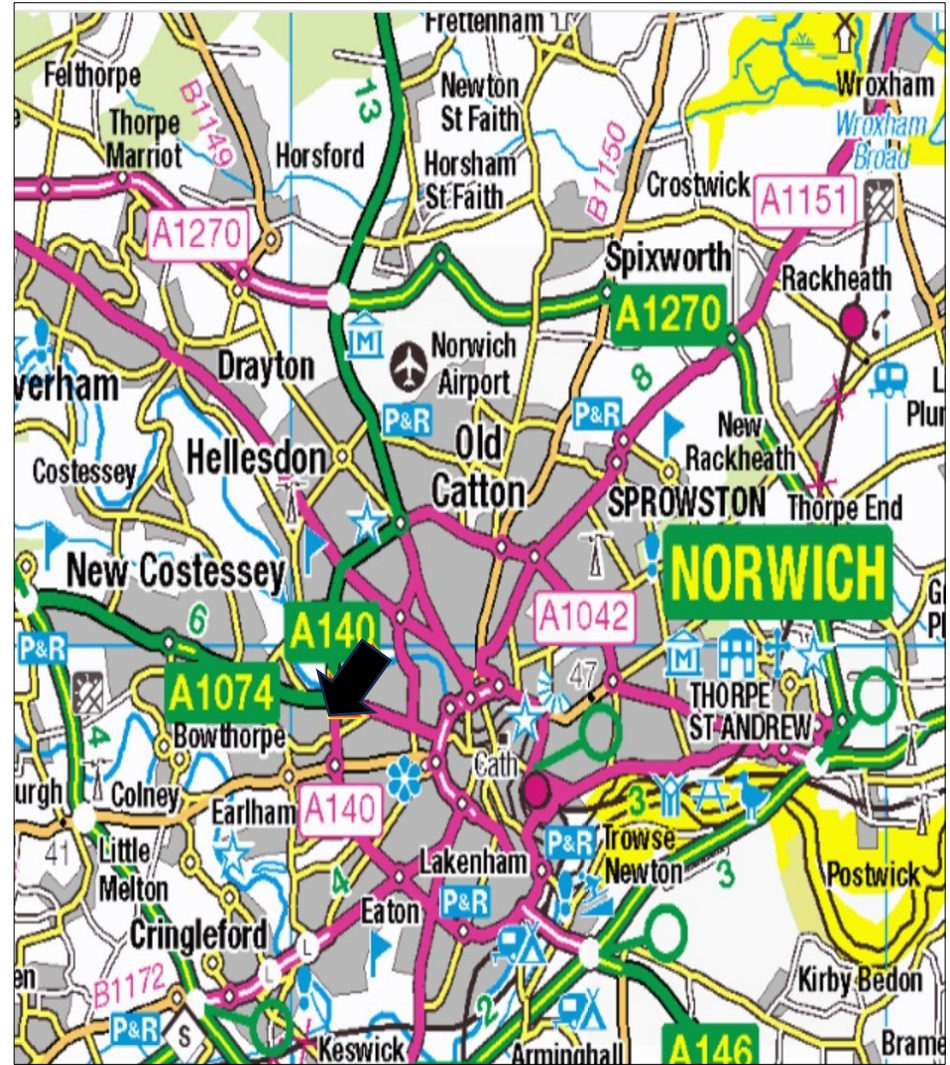
1 Bank Plain, Norwich, NR2 4SF

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RETAIL





Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof